

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
221.72' NW of Lodge Farm Road, * DEPUTY ZONING COMMISSIONER
Approx. 500' W of North Pt. Rd. (2854-A and 2656 Lodge Farm Rd.)
15th Election District * OF BALTIMORE COUNTY
7th Councilmanic District * Case No. 93-138-A
Daniel T. Woolfrey, Jr., et ux *
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Zoning Variance filed by the legal owners of the subject property, Daniel T. Woolfrey, Jr. and Sharon Lynn Woolfrey. The Petitioners request relief from Section 102.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two building lots, which do not abut a right-of-way, of 6,072 sq.ft. and 17,082 sq.ft. in lieu of the required minimum of 20,000 sq.ft. and which abut a right-of-way of at least 30 feet wide; and from Section 1802.3.C.1 of the B.C.Z.R. to permit a rear yard setback of 11 feet in lieu of the required minimum of 30 feet for an existing dwelling on proposed Lot 1, all as more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Daniel and Sharon Woolfrey, legal owners. Also appearing on behalf of the Petition was Jonathan S. Dallas, Registered Property Line Surveyor. There were no Protestants.

Testimony indicated that the subject properties, known as 2854-A and 2856 Lodge Farm Road, are comprised of three lots containing a gross area of 0.53 acres more or less, zoned D.R. 5.5. Currently, Lot 1 is a square-shaped lot approximately 54.41 feet wide by 50 feet deep which contains the existing dwelling. Lots 2 and 3 are undeveloped. The Petitioners

are desirous of restructuring the property into two lots and developing proposed lot 2 with a new single family dwelling. Testimony indicated that the Petitioners currently reside in the existing dwelling at 2856 Lodge Farm Road. Mr. Woolfrey testified that the subject lots were created prior to zoning and that the proposed reconfiguration will bring the property into compliance with current regulations. However, as a result of the proposed reconfiguration, the requested variances are necessary in order to develop Lot 2. The Petitioners testified that the property has been in the family since 1939 and is landlocked, but for a 10-foot wide easement leading to Lodge Farm Road. Although the easement to the property is only 10 feet in width, traffic to the site is very limited and there have never been any problems entering or exiting the property. In support of their request, the Petitioners introduced a letter from the adjoining property owner, Frank Miller, who resides at 2854 Lodge Farm Road, indicating he has no objections to their plans. Testimony indicated the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

- 2 -

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of December, 1992 that the Petition for Zoning Variance requesting relief Section 102.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two building lots, which do not abut a right-of-way, of 6,072 sq.ft. and 17,082 sq.ft. in lieu of the required minimum of 20,000 sq.ft. and abut a right-of-way of at least 30

- 3 -

feet wide; and from Section 1802.3.C.1 of the B.C.Z.R. to permit a rear yard setback of 11 feet in lieu of the required minimum of 30 feet for an existing dwelling on proposed Lot 1, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) The Petitioners shall have recorded in the Land Records of Baltimore County new deeds depicting the new configuration of the subject property into two lots, pursuant to the relief granted in this Petition. A copy of the recorded deeds shall be submitted to this office for inclusion in the case file.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 12/10/92
By [Signature]

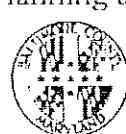
ORDER RECEIVED FOR FILING
Date 12/10/92
By [Signature]

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Date 12/10/92
By [Signature]

ORDER RECEIVED FOR FILING
Date 12/10/92
By [Signature]

- 4 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

December 10, 1992

(410) 887-4386

Mr. & Mrs. Daniel T. Woolfrey, Jr.
2856 Lodge Farm Road
Baltimore, Maryland 21219

RE: PETITION FOR ZONING VARIANCE
221.72' NW of Lodge Farm Road, Approx. 500' W of North Point Rd.
(2854-A and 2656 Lodge Farm Rd.)
15th Election District - 7th Councilmanic District
Daniel T. Woolfrey, Jr., et ux - Petitioners
Case No. 93-138-A

Dear Mr. & Mrs. Woolfrey:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 867-3351.

Very truly yours,
Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Jonathan S. Dallas
4932 Hazelwood Avenue, Baltimore, Md. 21206

People's Counsel

File



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 2854A & 2856 Lodge Farm Road
Woolfrey Property Proposed Lots 1 & 2
which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 102.4 to allow two single family lots of 6,072 and 17,082 square feet that do not abut a right-of-way in lieu of lots which contain 20,000 square feet and abut a right-of-way of at least 30 feet wide, and

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) "1802.3.C.1 to allow a rear setback for the existing dwelling of 11 feet in lieu of the required 30 feet. There is no in fee access available to a public road since the three original lots were created in 1892, 1939 and 1942 before zoning regulations. Minor subdivision proposes to reconfigure land into two lots which now meet current area requirements.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)
Signature

Address
City State Zipcode

Attorney for Petitioner:
(Type or Print Name)
Signature

Address
City State Zipcode

Signature
Address
City State Zipcode

Signature
Address
City State Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.)
Legal Owner(s):

Daniel Thomas Woolfrey, Jr.
(Type or Print Name)
Signature

Sharon Lynn Woolfrey
(Type or Print Name)
Signature

2856 Lodge Farm Road (410) 477-1409
Baltimore MD 21219

City State Zipcode
Name
Address
City State Zipcode

J. S. Dallas, Inc.
Name
Address
City State Zipcode

6932 Hazelwood Ave. (410) 866-2001
Baltimore MD 21206 OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
the following date: 1 hr
Next Two Months

ALL ☒ OTHER ☐
REMOVED BY: LG DATE: 12/23/92

ZONING DESCRIPTION FOR # 2854A and 2856 LODGE FARM ROAD (TRACT)

BEGINNING at a point on the east side of a right-of-way 10 feet wide said point being also distant 221.72 feet in a northwesterly direction from the north side of Lodge Farm Road which is 40 feet wide thence running the six following bearings and distances (1) South 51 degrees 12 minutes 30 seconds West 146.24 feet (2) North 15 degrees 14 minutes 32 seconds West 24.42 feet (3) South 65 degrees 38 minutes 03 seconds West 109.57 feet (4) North 32 degrees 29 minutes 54 seconds West 54.98 feet (5) North 51 degrees 59 minutes 36 seconds East 278.29 feet and (6) South 16 degrees 16 minutes 10 seconds East 108.62 feet to the place of beginning.

CONTAINING 0.53 acres of land, more or less and located in the 15th Election District.

ZONING DESCRIPTION FOR 2856 LODGE FARM ROAD (LOT 1)

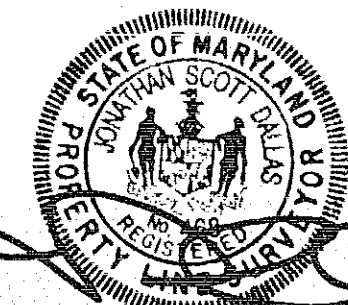
BEGINNING at a point on the east side of a right-of-way 10 feet wide said point being also distant 243.37 feet in a northwesterly direction from the north side of Lodge Farm Road which is 40 feet wide thence running the four following bearings and distances (1) South 51 degrees 59 minutes 36 seconds West 75.00 feet (2) North 16 degrees 16 minutes 10 seconds West 87.17 feet (3) North 51 degrees 59 minutes 36 seconds East 75.00 feet and (4) South 16 degrees 16 minutes 10 seconds East 87.17 feet to the place of beginning.

CONTAINING 6072 Square Feet of land, more or less and located in the 15th Election District.

ZONING DESCRIPTION FOR # 2854A LODGE FARM ROAD (LOT 2)

BEGINNING at a point on the east side of a right-of-way 10 feet wide said point being also distant 221.72 feet in a northwesterly direction from the north side of Lodge Farm Road which is 40 feet wide thence running the eight following bearings and distances (1) South 51 degrees 12 minutes 30 seconds West 146.24 feet (2) North 15 degrees 14 minutes 32 seconds West 24.42 feet (3) South 65 degrees 38 minutes 03 seconds West 109.57 feet (4) North 32 degrees 29 minutes 54 seconds West 54.98 feet (5) North 51 degrees 59 minutes 36 seconds East 203.29 feet (6) South 16 degrees 16 minutes 10 seconds East 87.17 feet (7) North 51 degrees 59 minutes 36 seconds East 75.00 feet and (8) South 16 degrees 16 minutes 10 seconds East 21.65 feet to the place of beginning.

CONTAINING 17082 Square Feet of land, more or less and located in the 15th Election District.



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 12/10/92
Posted for: Residence
Petitioner: Daniel T. Woolfrey, Jr. & Sharon Lynn Woolfrey
Location of property: 2856 Lodge Farm Rd., 200' W of M.D. 102
Location of Sign: Along M.D. 102, at corner of T. road, in driveway leading to property
Remarks: Address was added to D. 219-71
Posted by: [Signature] Date of return: 12/10/92
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 115, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 115, 1992.

THE JEFFERSONIAN,

S. Zeke Orlan
Publisher

Case: #93-138-A
(Item 144)
575 new 10' wide, 221' NW
of N.S. Lodge Farm Road,
200' W of M.D. 102
Held: 2854-A and 2856 Lodge
Farm Road
15th Election District
7th Councilmanic
District
Petitioner(s):
Daniel Thomas Woolfrey, Jr.
and Sharon Lynn Woolfrey
Hearing: Friday,
December 4, 1992 at 9:30
a.m. in Rm. 106, Office Building.
Variance to allow two single
family lots of 6,072 and 17,082
square feet that do not abut a
right-of-way in lieu of the 20,000
square feet and to allow a rear
setback for the existing dwelling
of 11 feet in lieu of the required 30
feet.

Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date: 10/23/92
Account: R 001-6150
Number: 93-138-A 144

WOOLFREY, Daniel & Sharon
2856 Lodge Farm Rd (North)
1/2 Mile North 3rd Rd, 300' West
2x RES VARIANCE \$50EA
2 LOTS \$100.00

Please Make Checks Payable To: Baltimore County
Cashier Validation

Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date: 10/23/92
Account: R 001-6150
Number: 93-138-A 138

PAID PER HAND-WRITTEN RECEIPT DATED 10/23/92
10/23/92 H9300144

| PUBLIC HEARINGS FEES | QTY | PRICE |
|-----------------------------|-----|----------|
| 010 - ZONING VARIANCE (IRL) | 2 X | \$50.00 |
| TOTAL: | | \$100.00 |

LAST NAME OF OWNER: WOOLFREY

Please Make Checks Payable To: Baltimore County
Cashier Validation

Baltimore County Government
Office of Zoning Administration and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

DATE: 11-6-92

Daniel and Sharon Woolfrey
2856 Lodge Farm Road
Baltimore, Maryland 21219

RE:
CASE NUMBER: 93-138-A (Item 144)
S/S r-o-w 10' wide, 221' NW of W/S Lodge Farm Road, 300' W of c/l North Point Road
2854-A and 2856 Lodge Farm Road
15th Election District - 7th Councilmanic
Petitioner(s): Daniel Thomas Woolfrey, Jr. and Sharon Lynn Woolfrey
HEARING: FRIDAY, DECEMBER 4, 1992 at 9:30 a.m. in Rm. 106, Office Building.

Dear Petitioner(s):

Please be advised that \$ 64.11 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 106, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

ARNOLD JARLOW
DIRECTOR

Baltimore County Government
Office of Zoning Administration and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

OCT. 29 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-138-A (Item 144)
S/S r-o-w 10' wide, 221' NW of W/S Lodge Farm Road, 300' W of c/l North Point Road
2854-A and 2856 Lodge Farm Road
15th Election District - 7th Councilmanic
Petitioner(s): Daniel Thomas Woolfrey, Jr. and Sharon Lynn Woolfrey
HEARING: FRIDAY, DECEMBER 4, 1992 at 9:30 a.m. in Rm. 106, Office Building.

Variation to allow two single family lots of 6,072 and 17,082 square feet that do not abut a right-of-way in lieu of lots which contain 20,000 square feet and abut a right-of-way of at least 30 feet wide; and to allow a rear setback for the existing dwelling of 11 feet in lieu of the required 30 feet.

Lawrence E. Schmidt
Zoning Commissioner of Baltimore County

cc: Daniel and Sharon Woolfrey
J. S. Dallas, Inc.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 November 23, 1992 (410) 887-3353

Mr. and Mrs. Daniel Thomas Woolfrey, Jr.
2856 Lodge Farm Road
Baltimore, MD 21219

RE: Case No. 93-138-A, Item No. 144
Petitioner: Daniel Thomas Woolfrey, Jr., et ux
Petition for Variance

Dear Mr. and Mrs. Woolfrey:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

Your petition has been received and accepted for filing this 23rd day of October, 1992.

ARNOLD JARLOW
DIRECTOR

Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Daniel Thomas Woolfrey, Jr., et ux
Petitioner's Attorney:

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature: *Dennis A. Ramsey* Date: 11/9/92

| Project Name | Waiver Number | Zoning Issue | Meeting Date |
|----------------------------------|---------------|--------------|--------------|
| Steven and Nadine Mosgin | 129 | | 11-2-92 NC |
| Edward L. And Linda M. Gittings | 134 | | comment |
| Kathleen Gaiser | 135 | | NC |
| Charles E. Anderson | 136 | | comment |
| Richard E. Shetrone Jay E. Boyd | 137 | | NC |
| Fred C. and Soung O. Yoo | 138 | | comment |
| John and Barbara Taylor | 139 | | NC |
| Jose and Janice S. Lopez | 141 | | NC |
| Russell L. Elliott | 142 | | NC |
| Nick J. and Koula I. Proakis | 143 | | NC |
| Daniel T. and Sharon L. Woolfrey | 144 | | NC |
| Mark N. and Deborah A. Cleaver | 145 | | NC |

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Julie Winiarski
Zoning Administration and Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: #144 (LTC)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact David Ramsey at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
David Ramsey 11/9/92
John Contestabile, Chief
Engineering Access Permits
Division

Rec'd 11/5/92

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 365-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: November 5, 1992

FROM: Ervin McDaniel, Chief
Office of Planning and Zoning
Development Review Section

SUBJECT: Petitions from Zoning Advisory Committee
(November 2, 1992)

The Office of Planning and Zoning has no comments on the following petition(s):

Steven and Nadine Mosgin, Item No. 129
Kathleen Geiser, Item No. 135
Richard Shetrone and Jay Boyd, Item No. 137
John and Barbara Taylor, Item No. 139
Jose & Janice Lopez, Item No. 141
Nick and Paula Prokhor, Item No. 143
Daniel and Sharon Woolfrey, Item No. 144
Mark and Deborah Cleaver, Item No. 145
Mike and Patricia Siano, Item No. 146
Randall and Dorothy Pettie, Item No. 147

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 887-3211.

Prepared by: Francis Morsey

Division Chief: Ervin McDaniel

EMcD/FM:rdn

129 ZAC/ZAC1

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: November 5, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: November 2, 1992

ITEM NUMBER: 144

Minimum acceptable common access width is 16 ft.

William K. Link II for R.J.F.
Rahee J. Famili
Traffic Engineer II

RJP/WKL/lvd

Rec'd 11/10/92

Baltimore County Government
Fire Department700 East Joppa Road Suite 901
Towson, MD 21204-5500

NOVEMBER 16, 1992

(410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: DANIEL THOMAS WOOLFREY, JR. AND
SHARON LYNN WOOLFREY

Location: #2854-A & #2856 LODGE FARM ROAD

Item No.: 144 (LJG) Zoning Agenda: NOVEMBER 2, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: Carl J. Miller Noted and Approved JP
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/REK

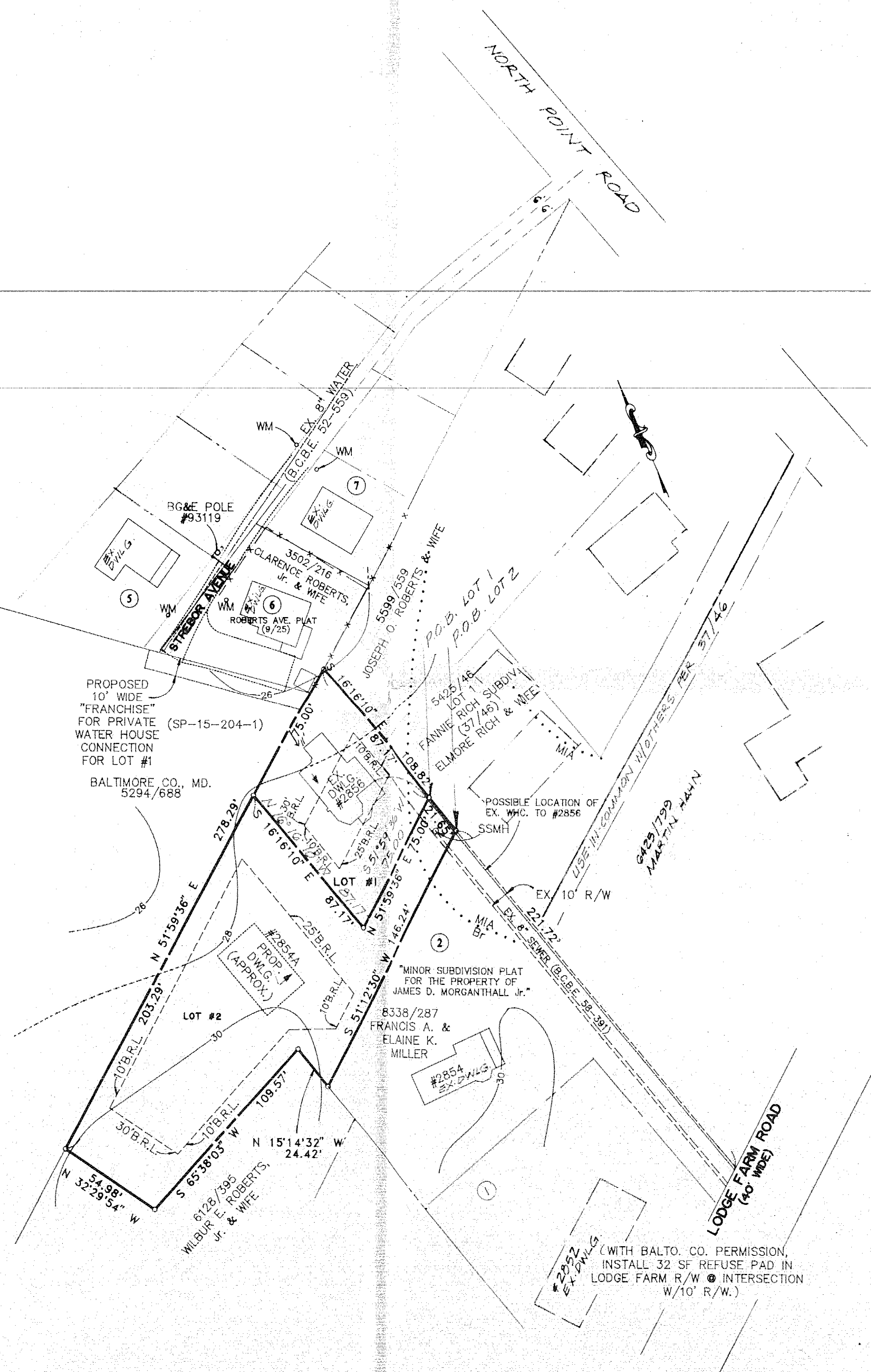
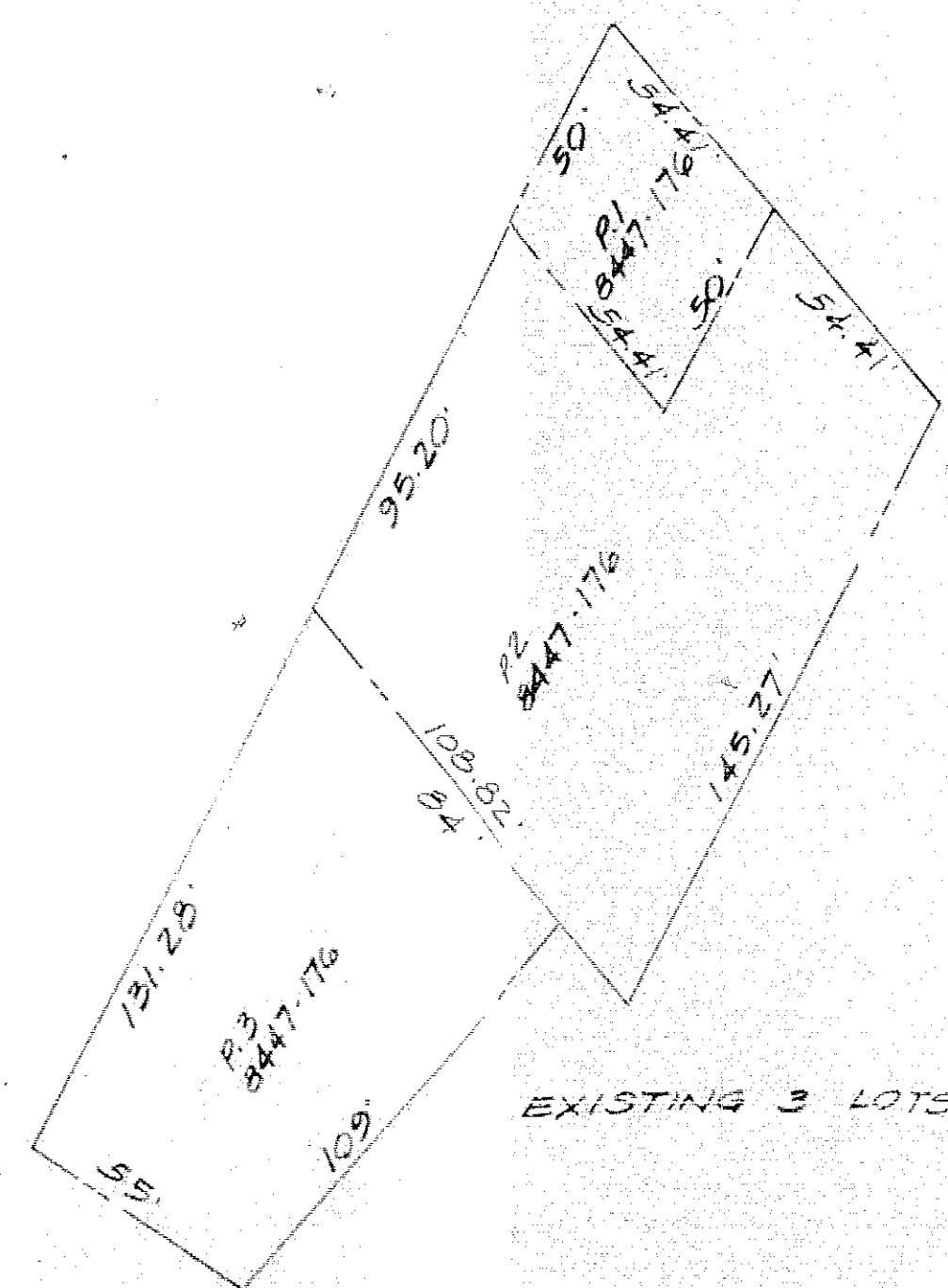
To: Honorable Mayor Brown,
I, Frank Miller of 3854 Lodge Farm Rd.,
understand that Mr. Woolfrey, my
neighbor, is in the process of a subdivision
of his property. Mr. Woolfrey is planning
to build a house on his back lot in
addition to the house on his front lot.
There will be a driveway along the
northern parcel of my property. I have
no objections to a gravel covered driveway
and a few trees planted along the fence line of
our properties.

Sincerely,
Frank Miller 11-19-92

Petitioner's Ex #2



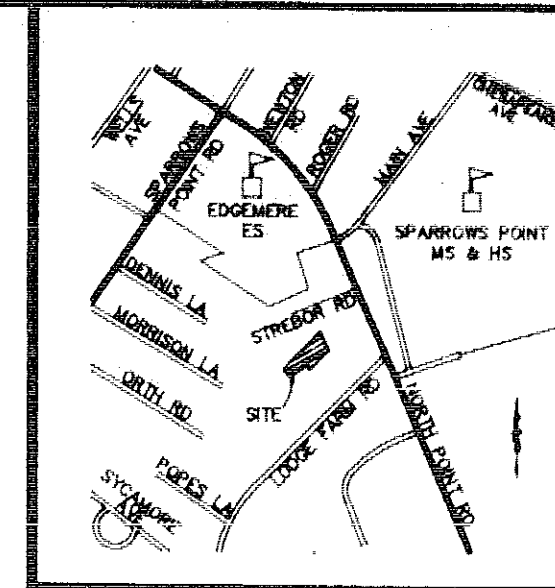
- NOTES:
1. OWNER: DANIEL THOMAS WOLFFREY, Jr. AND WIFE
(PROPERTY NO. 15-23750321, 15-23750320, 15-23750310)
2. DEED REFERENCE: 8447/176 (P.1, P.2, P.3)
3. ZONING: D.R. S.S
4. LOT AREAS: GROSS TRACT: 0.53 AC. ± (23,154 SF)
LOT 1 - 0.139 AC ± (6072 SF ±)
LOT 2 - 0.392 AC ± (17082 SF ±)
5. THERE ARE NO KNOWN HAZARDOUS MATERIALS OR HISTORICAL BUILDINGS AT THIS SITE.
6. FLOOD ZONE 'C' PER F.E.M.A. FLOOD INSURANCE RATE MAP 240010 0555 B
7. SOILS SHOWN HEREON PER BALTIMORE COUNTY SOILS SURVEY SHEET (U.S.D.A. 1970) MAP No. 48.
8. SITE LIES IN:
COUNCILMANIC DISTRICT 7
ELECTION DISTRICT 15
CENSUS TRACT 4520
REGIONAL PLANNING DISTRICT 331-B
SCHOOL DISTRICT 32-EDGEMERE
WATERSHED 35
SUBWERSHED 43
9. MINIMUM 2 PARKING SPACES ARE TO BE PROVIDED FOR EACH LOT.
10. THERE ARE NO KNOWN WELLS, SEPTIC SYSTEMS, OR UNDERGROUND TANKS ON SITE.
11. UTILITIES HEREON ARE PER REFERENCED PLANS. (PUBLIC WATER & SEWER)
12. LOTS PERMITTED = 5.5 x 0.53 = 2 LOTS
LOTS PROPOSED = 2 LOTS
13. TOPOGRAPHY HEREON PER B.C.B.E. S.E. 6-1
14. THERE IS A 10 FOOT DRAINAGE AND UTILITY EASEMENT ALONG ALL NON-ROAD FRONTAGE PLAT OUTLINES.
15. L.O.S. WAIVER SHALL BE APPLIED FOR.
16. SITE DOES NOT LIE WITHIN C.B.C.A. PER OFFICIAL CRITICAL AREA MAP NO. 111 (P.287).
17. NO KNOWN PRIOR ZONING HEADINGS.
18. SUBJECT OF MINOR SUBDIVISION 92-111



VARIANCE REQUESTS.

FROM SEC. 102.4 TO ALLOW TWO SINGLE FAMILY LOTS OF 6072 SQ. FT. 1092 SQ. FT. THAT DO NOT ABUT A RIGHT-OF-WAY IN LIEU OF LOTS WHICH CONTAIN 20,000 SQ. AND ABUT A RIGHT-OF-WAY OF AT LEAST 30 FEET WIDE.

FROM SEC. 1 B02.3.C.1 TO ALLOW A REAR SETBACK FOR THE EXISTING DWELLING OF 11' IN LIEU OF THE REQUIRED 30'.



LOCATION MAP
SCALE: 1" = 1000'

[illegible]

Petitioner's Ex #1

PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE
(PROPOSED 2 LOT SUBDIVISION)

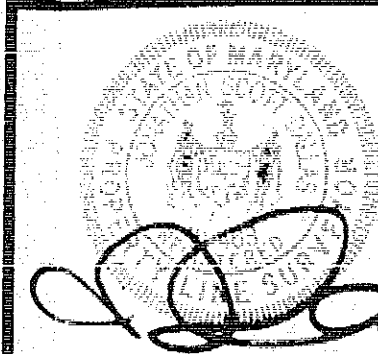
#2854A & 2856 LODGE FARM ROAD

15th ELECTION DISTRICT
SCALE: 1" = 40'

BALTIMORE COUNTY, MD.
10-16-92

OWNER / APPLICANT
DANIEL & SHARON WOOLFREY
#2856 LODGE FARM ROAD
BALTIMORE, MD. 21219

DEED REFERENCE:
8447/176 (P.1, P.2, P.3)



J.S. DALLAS, INC.
Surveying & Engineering
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